



1 Paranteau, William Paranteau, and Randolph E. Nolander by and through their respective  
2 undersigned counsel, hereby stipulate and agree to the Interlocutory Sale of the real  
3 property located at 4640 Mosquito Lake Road, Deming, Washington (hereinafter  
4 “defendant real property”), as follows:

5 1. This is a civil case, wherein the above identified property has been named  
6 as a defendant asset in a civil forfeiture action, seeking forfeiture pursuant to Title 21,  
7 United States Code, Section 881(a)(6), as proceeds of alleged violations of Title 21,  
8 United States Code, Section 841(a)(1), and pursuant to Title 18, United States Code,  
9 Section 981(a)(1)(A), as property involved in money laundering transactions, or property  
10 traceable to such property, in violation of Title 18, United States Code, Section  
11 1956(a)(1)(B)(i).

12 2. The defendant real property is located in Whatcom County, State of  
13 Washington, and is more particularly described as follows:

14 THE SOUTH HALF OF THE FOLLOWING DESCRIBED  
15 TRACT; THE NORTHWEST QUARTER OF THE  
16 SOUTHEAST QUARTER EXCEPT THE SOUTH 330 FEET  
17 THEREOF, IN SECTION 2, TOWNSHIP 38 NORTH,  
18 RANGE 5 EAST OF W.M., IN WHATCOM COUNTY,  
19 WASHINGTON, EXCEPT ROAD.

20 Tax Parcel No. 380502 332190 0000

21 The defendant real property was acquired by Randolph Nolander in 1997.

22 3. The parties, Tamra Paranteau, William Paranteau and Randolph  
23 Nolander, titled owner of the property, hereby stipulate and agree that it is in the best  
24 interest of all the parties for the property to be sold in an interlocutory sale to avoid  
25 economic waste, to pay off the deed of trust beneficiary and to deposit the remaining  
26 funds after deduction of the costs of the sale, to be held as a substitute res during the  
27 pendency of the civil forfeiture litigation.

28 4. The purchase price of the defendant real property will be a cash price.

5. The parties agree that the net proceeds from the sale of the defendant real

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4640 MOSQUITO LAKE ROAD, DEMING, WA--2

property will include all money realized from the sale of the defendant property, except the following, which, upon closing of the sale, are to be disbursed as follows:

- a) real estate commissions, if any, and any other costs associated with the marketing and sale of the defendant real property;
- b) The amounts due the lienholder, Washington Mutual, pursuant to its promissory note and deed of trust. Whatcom Land Title, Co., the escrow agent, will submit to the United States at the time of closing, an itemized statement of all funds due to pay in full on the note and deed of trust.
- c) Amounts due the holder of any other valid liens which were recorded prior the time plaintiff's notice of *Lis Pendens* was recorded, including
  - i) Real estate property taxes which are due and owing;
  - ii) Insurance costs, if any, paid by the lienholder, Washington Mutual;
- d) Escrow fees;
- e) Document recording fees not paid by the buyer;
- f) Title fees; and
- g) County transfer taxes.

9. The balance of the sale proceeds, including the earnest money payment and down payment, will be paid by the escrow agent to the United States in the form of a check issued to the United States Marshals Service to be deposited in the United States Marshal's Service Seized Asset Deposit Fund pending the conclusion of the forfeiture proceedings and further order of the Court.

10. Plaintiff and Claimants Tamra Paranteau, William Paranteau, and Randolph E. Nolander hereby agree to substitute the net sales proceeds realized from the sale of the defendant property as a "substitute *res*" for the defendant real property in this

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lawsuit and as substitute property in any related criminal case. The Court shall retain jurisdiction over the net sales proceeds until the conclusion of the forfeiture proceedings.

11. The claimants and Randolph E. Nolander further agree to the entry of a Consent Judgment of Forfeiture, forfeiting the net proceeds of the interlocutory sale of the defendant real property located at 4640 Mosquito Lake Road, Deming, Washington, as set forth in the plea agreement of William Paranteau in case no. CR05-0275RSM, after William Paranteau is sentenced.

13. Petitioners Tamra Paranteau, William Paranteau and Randolph Nolander agree to release and hold harmless the United States, the United States Department of Justice, the Drug Enforcement Administration, and any agents, servants, and employees of the United States acting in their individual or official capacities, from any and all claims by Tamra Paranteau, William Paranteau and Randolph Nolander and their agents which currently exist or which may arise as a result of the United States' forfeiture action against the above listed real property, and seizure and forfeiture of the above-listed real property.

14. Claimants Tamra Paranteau, William Paranteau and Randolph Nolander understand and agree that by entering into this Stipulation for Interlocutory Sale they waive any rights to further litigate against the United States their interest in the above-listed real properties.

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DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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/s/ Randolph Noland  
RANDOLPH NOLAND

/s/ William C. Paranteau  
WILLIAM C. PARANTEAU  
Claimant

**ORDER**

This Stipulation for Interlocutory Sale is hereby approved.

DATED this 27th day of July, 2005.

  
UNITED STATES DISTRICT JUDGE

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